

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>05-081</u>	<u>SCHOENSTATT, INC.</u>
<u>05-179</u>	<u>BILLY & REBECCA SPILLERS</u>
<u>05-398</u>	<u>ROSY CONSTRUCTION, INC.</u>
<u>05-416</u>	<u>STANLEY A. HOLLAND, ET AL.</u>

APPLICANT: SCHOENSTATT, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit the religious facility to setback 39' 2" from the front (east) property line (50' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Schoenstatt," as prepared by David J. Cabarocas, dated stamped received 11/18/05 and consisting of 10 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 14, Township 56 South, Range 38 East, less the east 30' thereof, and less the west 10' of the east 40' thereof, subject to an easement for ingress and egress over the south 25' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 14, Township 56 South, Range 38 East, in favor of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 14, Township 56 South, Range 38 East.

LOCATION: 22800 S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

PRESENT ZONING: GU (Interim)

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APPLICANTS: BILLY & REBECCA SPILLERS

- (1) USE VARIANCE to permit a plant nursery in the EU-1 zone as it would be permitted in the AU zone.
- (2) Applicants are requesting to permit 0 lot trees (47 required), 0 street trees (47 required) and 0 shrubs (880 required).
- (3) Applicants are requesting to waive the zoning regulations requiring S.W. 177 Avenue (Krome Avenue) to be 180' in width; to permit a right-of-way dedication of 50' (90' required) for the west half of S.W. 177 Avenue.

OR IN THE ALTERNATIVE TO REQUEST #3, THE FOLLOWING:

- (4) Applicants are requesting to permit a shed setback 10' (25' required) from the side street (east) property line.
- (5) Applicants are requesting to permit the continued use of a fence located within the zoned right-of-way of S.W. 177 Avenue (structures not permitted on or in the zoned right-of-way).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2-#5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Bill Spillers and dated 2/3/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 217' of the south 678' of the east 340' of the NE ¼ of the SE ¼ and the north 217' of the south 461' of the east 340' of the NE ¼ of the SE ¼ and the south 243.34' of the east 340' of the NE ¼ of the SE ¼ all in Section 12, Township 56 South, Range 38 East.

LOCATION: The Northwest corner of S.W. 177 Avenue and theoretical S.W. 212 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.2 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

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HEARING NO. 06-5-CZ14-3 (05-398)

21-56-38
Council Area 14
Comm. Dist. 9

APPLICANT: ROSY CONSTRUCTION, INC.

Applicant is requesting to permit two parcels; one with a frontage of 130.45' and an area of 1.42 gross acres and one with a frontage of 186.4' and an area of 1.45 gross acres (200' frontage and 5 gross acres required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Waiver of Plat," as prepared by Guillermo A. Guerrero and dated stamped received 12/7/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The west 187' of the east 1,966' of the SW ¼ of Section 21, Township 56 South, Range 38 East, less the south 55' and the north 1,993' thereof.

LOCATION: Lying between S.W. 246 Street & S.W. 248 Street lying approximately 560' west of S.W. 213 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.87 Gross Acres

PRESENT ZONING: GU (Interim)

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HEARING NO. 06-5-CZ14-4 (05-416)

23-56-39
Council Area 14
Comm. Dist. 8

APPLICANTS: STANLEY A. HOLLAND, ET AL.

AU to IU-1

SUBJECT PROPERTY: LOT "A": The west 400' of the north $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 56 South, Range 39 East, less the east 70' thereof. AND: LOT "B": The south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 56 South, Range 39 East, less the west 330' of the north $\frac{1}{2}$ & less the east $\frac{1}{2}$. AND: LOT "C": The west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the south $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 56 South, Range 39 East.

LOCATION: The northeast corner of S.W. 132 Avenue & theoretical S.W. 238 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.91 Gross Acres

AU (Agricultural – Residential)
IU-1 (Industry – Light)

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